

County of Loudoun
Department of Planning
MEMORANDUM

DATE: May 18, 2006

TO: THE LOUDOUN COUNTY PLANNING COMMISSION

FROM: Cindy Keegan, AICP, Project Manager
CPAM 2005-0007, Arcola Area/Route 50
Comprehensive Plan Amendment

SUBJECT: Information for May 22, 2006 Planning Commission Worksession

BACKGROUND

At the May 8, 2006 Planning Commission Worksession on CPAM 2005-0007, Arcola Area/Route 50, the Commission revised the draft policies in order to specify that non-residential uses must be present to support adjacent 100% residential projects and that residential projects (up to 100% outside the Ldn 65 noise contour) will be permitted up to 24.0 du/acre within the Lifestyle "hub". The revised draft policies as of May 8, 2006 are provided in Attachment 1.

In addition, the Commission requested additional information regarding transportation impacts. Staff from the Office of Transportation Services will be available at the Worksession to discuss recent traffic studies associated with proposed rezonings in the Arcola Area/Route 50 corridor. Additional information was also requested relating to the capital facilities costs associated with higher residential densities (see Attachment 2) and tax revenues (see Attachment 3).

SUGGESTED MOTIONS

1. I move that the Planning Commission forward CPAM 2005-0007, Arcola Area/Route 50 Comprehensive Plan Amendment, as amended May 22, 2006, to the Board of Supervisors with a recommendation of approval.

OR

2. I move that the Planning Commission forward CPAM 2005-0007, Arcola Area/Route 50 Comprehensive Plan Amendment to a Committee of the Whole for further discussion.

OR

3. I move an alternate motion.